

PROPERTY SUMMARY



ONE PARK PLACE BUILDING

60 Wheaton Ave., Youngsville, NC 27596



PROPERTY DESCRIPTION

Medical office available in this professional office building on Park Ave. in Youngsville, NC.

Suite 78 - 1,780/sf medical office suite

Easy access in and out of the facility

PROPERTY HIGHLIGHTS

- Ample Parking
- Negotiable TIA
- Very Competitive Lease Terms and Rent

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Available SF:	1,780 SF
Building Size:	19,300 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	289	11,642	39,199
Total Population	740	30,876	106,100
Average HH Income	\$63,874	\$70,925	\$80,656

North Wake Commercial Realty, LLC obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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ADDITIONAL PHOTOS



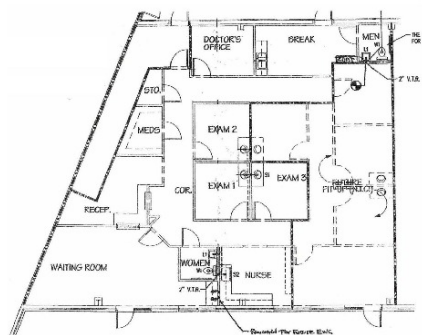
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Suite 78 Floor Plan

Suite 78 consists of 1,780/sf of built out, rentable space that is available for use as of Lease execution. An additional 960/sf (shown below as "Future Expansion") is available to Tenant if desired during the term of the lease.



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LOCATION MAPS

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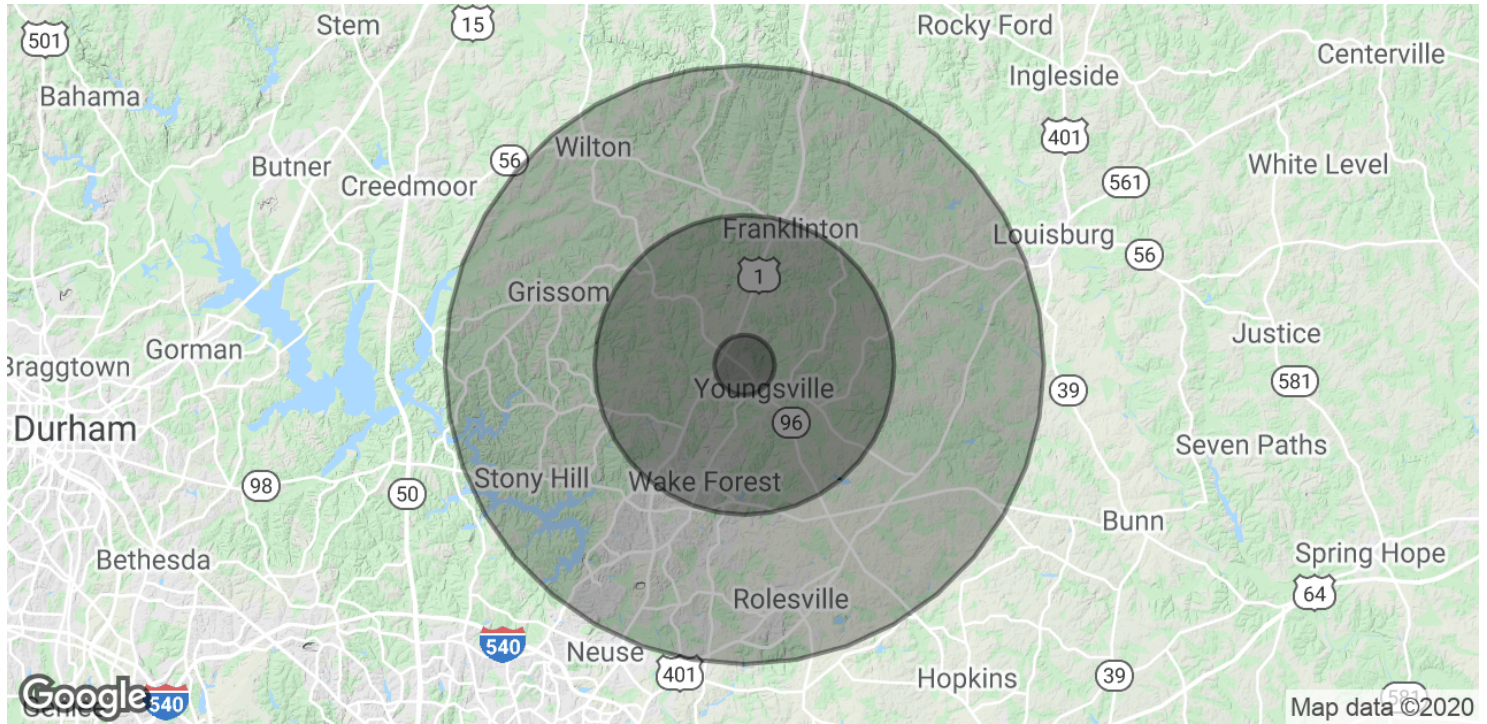
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DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	740	30,876	106,100
Average age	40.2	36.6	36.6
Average age (Male)	40.2	36.9	35.2
Average age (Female)	40.2	36.5	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	289	11,642	39,199
# of persons per HH	2.6	2.7	2.7
Average HH income	\$63,874	\$70,925	\$80,656
Average house value	\$219,116	\$255,659	\$230,329

* Demographic data derived from 2010 US Census

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